

CENTRAL MICHIGAN DEVELOPERS LLC, LANCE R. BICKEL, AND JAMES E. TISCHLER FOR THE REHABILITATION OF THE BORDEN CREAMERY, MOUNT PLEASANT

Built in 1908, the Borden Creamery Building in Mount Pleasant sat vacant for forty years. In 2003 Central Michigan Developers LLC of Midland saw potential in the decaying building and its site and negotiated an option to purchase agreement with the Mount Pleasant Economic Development Corporation. When the city of Mount Pleasant agreed to move city offices into a portion of the building upon completion, the project's success was insured.

The rehabilitation of the 40,000-square foot building required substantial environmental cleanup, including the removal of significant amounts of lead and asbestos. The cleanup and the historic rehabilitation transformed the west end of downtown. Citizens strongly supported the project and residents of the adjacent senior hi-rise even took the workers cookies throughout the project.

Central Michigan Developers (CMD) and its team demonstrated the possibilities and potential for historic rehabilitation and economic development. The project represents \$5.2 million in direct investment leading to the creation of some 130 jobs. By using an array of economic development tools and incentives, CMD not only insured a long-term use for the historic Borden Creamery Building, but also revitalized the city's downtown district by drawing people to the area where they frequent other businesses and services.

